

**GROWTH MANAGEMENT PLANNING COUNCIL AGENDA ITEM  
KING COUNTY, WASHINGTON**

**AGENDA TITLE: CPP Amendments Related to the King County Comprehensive Plan Update**

**PRESENTED BY: Paul Reitenbach and Eric Shields**

**EXECUTIVE SUMMARY**

The 2008 update of the King County Comprehensive Plan includes proposals that would require amending maps that have been adopted as part of the Countywide Planning Policies. These proposals affect the Potential Annexation Area (PAA) map, The Urban Growth Area (UGA) designation on the land use map, and the Urban Separator map. All proposals to add or remove land from the UGA include a corresponding amendment to the PAA map so no new unclaimed unincorporated urban areas are created.

**APPLICABLE COUNTYWIDE PLANNING POLICIES:**

**LU-31** In collaboration with adjacent counties and cities and King County, and in consultation with residential groups in affected areas, each city shall designate a potential annexation area. Each potential annexation area shall be specific to each city. Potential annexation areas shall not overlap. Within the potential annexation area the city shall adopt criteria for annexation, including conformance with Countywide Planning Policies, and a schedule for providing urban services and facilities within the potential annexation area. This process shall ensure that unincorporated urban islands of King County are not created between cities and strive to eliminate existing islands between cities.

**LU-26** The lands within Urban Growth Areas shall be characterized by urban development. The Urban Growth Area shall accommodate the 20-year projection of household and employment growth with a full range of phased urban governmental services. The Countywide Planning Policies shall establish the Urban Growth Area based on the following criteria:

- a. Include all lands within existing cities, including cities in the Rural Area and their designated expansion areas;
- b. The Growth Management Planning Council recognizes that the Bear Creek Master Plan Developments (MPDs) are subject to an ongoing review process under the adopted Bear Creek Community Plan and recognizes these properties as urban under these Countywide Planning Policies. If the applications necessary to implement the MPDs are denied by King County or not pursued by the applicant(s), then the property subject to the MPD shall be redesignated rural pursuant to the Bear Creek Community Plan. Nothing in these Planning

Policies shall limit the continued review and implementation through existing applications, capital improvements appropriations or other approvals of these two MPDs as new communities under the Growth Management Act;

- c. Not include rural land or unincorporated agricultural, or forestry lands designated through the Countywide Planning Policies plan process;
- d. Include only areas already characterized by urban development which can be efficiently and cost effectively served by roads, water, sanitary sewer and storm drainage, schools and other urban governmental services within the next 20 years;
- e. Do not extend beyond natural boundaries, such as watersheds, which impede provision of urban services;
- f. Respect topographical features which form a natural edge such as rivers and ridge lines; and
- g. Include only areas which are sufficiently free of environmental constraints to be able to support urban growth without major environmental impacts unless such areas are designated as an urban separator by interlocal agreement between jurisdictions.

**LU-27** Urban separators are low-density areas or areas of little development within the Urban Growth Area. Urban separators shall be defined as permanent low-density lands which protect adjacent resource lands, Rural Areas, and environmentally sensitive areas and create open space corridors within and between Urban Areas which provide environmental, visual, recreational and wildlife benefits. Designated urban separators shall not be redesignated in the future (in the 20-year planning cycle) to other urban uses or higher densities. The maintenance of these urban separators is a regional as well as a local concern. Therefore, no modifications should be made to the development regulations governing these areas without King County review and concurrence.

**LU-37** All jurisdictions shall cooperate in developing comprehensive plans which are consistent with those of adjacent jurisdictions and with the Countywide Planning Policies.

**PROPOSED CPP MAP AMENDMENTS THAT ARE TECHNICAL IN NATURE OR RAISE NO SIGNIFICANT POLICY ISSUES:**

1. **Carnation**– A proposal to add additional land to the UGA to replace 12 acres of Urban land lost to development due to recent mapping of flood prone land within the existing Rural City Urban Growth Area.

2. **Sammamish North** – A proposal to include an island of Rural land completely surrounded by Urban land within the UGA, and a proposal to include a portion of an existing neighborhood within the UGA so that the entire neighborhood will be able to be annexed by the City of Sammamish.

3. **Bellevue Coal Creek** - The park is proposed to be added to the UGA as called for by a recent park transfer agreement.

4. **Enumclaw Fairgrounds and Sportsman Park** – The fairgrounds and park are proposed to be added to the UGA as called for by a recent park transfer agreement.

5. **Maple Valley Rock Creek Technical Correction** - Proposals to remove County-owned land from the UGA that have no development potential

6. **Black Diamond** Crow Marsh Technical Correction - Proposals to remove County-owned land from the UGA that have no development potential

7. **Maple Valley** Dorre Don Reach Technical Correction - Proposals to remove County-owned land from the UGA that have no development potential

8. **Bear Creek** Kathryn Taylor Park Technical Correction - Proposals to remove County-owned land from the UGA that have no development potential

9. **Maple Valley** Technical Correction – removes an Urban land use designation from property outside the UGA. This is a correction of a mapping error.

10. **Black Diamond** Technical Correction – adjusts the location of the UGA boundary line over property under one ownership with no net change in the size of the UGA.

11. **Lake Desire** Urban Separator – This proposal designates an 85 acre Urban Separator on the north and east side of Lake Desire in the Potential Annexation Area of the City of Renton.

**STAFF RECOMMENDATION:** Since the 11 items above raise no significant policy issues and affected jurisdictions agree on the proposed changes, these 11 items should be treated as “consent items” and are already attached to Motion 08-6.

#### **PROPOSED UGE CHANGES THAT RAISE POLICY ISSUES**

12. **Snoqualmie** Interchange - A proposal to add 85 acres north of this interchange to the Snoqualmie Rural City UGA, subject to an interlocal agreement and Transfer of Development Rights. The 1992 interlocal agreement between King County and the City of Snoqualmie anticipated that the two jurisdictions would address this “gateway to the city” at a future date. The proposed UGA amendment includes a requirement by King County for use of Transfer of Development Rights with TDR sending areas required to be in the vicinity of the proposed new Urban area.

**STAFF RECOMMENDATION:** Approve this proposal and add it to Motion 08-6 as attachment 12.

13. **Issaquah** Eastridge Christian Assembly - A proposal to include Rural land that is adjacent to the UGA within the UGA for the purpose of church and church-related use only. This proposal is adjacent to the UGA and is a logical expansion of the UGA. There is no added development capacity and this proposal allows an 80,000 square foot church already under construction to connect to a sewer line across the street

**STAFF RECOMMENDATION:** Approve this proposal and add it to Motion 08-6 as attachment 13. This relatively small area of Rural land is surrounded on three sides by urban development, a large school that is served by sewers, and a principal arterial. Adjusting the UGA line as proposed would achieve a more logical urban service area boundary.

14. **Sammamish** Duthie Notch – A proposal to include within the UGA approximately 47 acres of land north of Duthie Hill Road that is currently Rural. One or more property owners requested an Urban designation and the proposed Urban designation is supported by the City of Sammamish. The King County Executive did not support this proposal in the Executive Recommended 2008 update of the King County Comprehensive Plan.

**STAFF RECOMMENDATION (not unanimous):** Approve this proposal and add it to Motion 08-6 as attachment 14. This relatively small peninsula of Rural land is surrounded on three sides by urban development and on the fourth by a principal arterial. Adjusting the UGA line as proposed would achieve a more logical urban service area boundary.

15. **Maple Valley** Summit Pit - A proposal to include 156 acres of Rural land owned by King County and completely surrounded by the City of Maple Valley within the UGA. The Executive has proposed development of this property that would utilize Transfer of Development Rights. Maple Valley has expressed serious concerns about potential impacts of land development that would result, and the need for joint planning to address these concerns prior to the vesting of any new development on the Summit Pit property.

**STAFF RECOMMENDATION (not unanimous):** Approve this proposal and add it to Motion 08-6 as attachment 15. The Summit Pit property is an island of Rural land completely surrounded by Urban land within the City of Maple Valley. Redesignation of this land as Urban is consistent with the CPPs and is a step towards annexation with the city as provider of urban services. However, staff also recommends the issues raised by implementation of this land use amendment need to be resolved by a joint planning effort and interlocal agreement prior to development of this property. Absent such agreement, the City of Maple Valley is not supportive of Urban designation nor inclusion within its PAA.

16. **Covington** Jenkins Creek Notch - A proposal to include about 59 acres of Rural land within the UGA for the purpose of mixed use and commercial development, subject to Transfer of Development Rights. This proposal abuts State Route 18 and a new entrance ramp to the highway. It is supported by the City of Covington. Virtually all public comment on this issue has been negative and in opposition to the proposed Urban designation.

**STAFF RECOMMENDATION** (not unanimous): Do not approve.

Expansion of the UGA is not necessary to accommodate population or job growth targets established for the City of Covington in the CPPs. Approval of this proposal would result in an irregular UGA boundary and bring pressure to bear on adjacent properties to seek urban land use and zoning in the future. Executive staff previously reviewed the entire surrounding area for possible inclusion in the UGA and concluded that such a change was not appropriate under the CPPs because of the presence of Jenkins Creek, which is a salmon bearing stream.

17. **Duvall** UGA - 40 acres adjacent to the south boundary of the city that is under one ownership. The proposal is to annex the property, designate about 12 acres for commercial/industrial development and the remainder would be dedicated as a park and agricultural museum. This proposal would be subject to Transfer of Development Rights.

**STAFF ASSESSMENT (PRO'S and CON'S):** This proposal would result in a public park dedicated by the property owner to the City of Duvall. The new commercial property would generate revenue to help the city operate and maintain this park. The property owner would also

dedicate development rights from nearby land in the Agricultural Production District. The City of Duvall supports this proposal.

On the other hand, this proposal would extend the existing strip of commercial development further along the Carnation – Duvall Highway. This land is not necessary to accommodate Duvall's growth target, and the area does not represent an in-fill type of UGA addition. This expansion of the UGA would set a precedent that is contrary to past practice, whereby four acres of designated open space was required to offset one acre of UGA expansion. While the Executive did not support this proposal, if sufficient development credits could be transferred from the immediately surrounding rural area, this proposal could be more in alignment with the policy expectations of the CPPs.

**18. Black Diamond Reserve at Covington Creek.** This is a proposal to add about 40 acres of Rural land to the UGA for the purpose of residential development subject to Transfer of Development Rights. To avoid creation of a Rural island, an adjacent 11 acre playground is also proposed to be added to the UGA, bringing the total area to be added to the UGA to 51 acres.

**STAFF ASSESSMENT (PRO'S and CON'S):** This proposal would add additional residential development capacity adjacent to the existing UGA boundary and just outside of Black Diamond. TDR would be required, and the designated TDR sending area would protect a significant amount of Rural and environmentally constrained land in the Black Diamond area.

On the other hand, this proposal would transfer approximately ½ of a notch of rural area to the UGA and create additional pressure to convert the remaining half of that notch to urban in the future. This proposal was developed after the March 1, 2008 transmittal of the Executive Recommended 2008 update of the King County Comprehensive Plan and to date, the City of Black Diamond has not taken a position on this proposal. Executive staff will brief the Black Diamond City Council on September 4, 2008 and it is anticipated the city will decide whether to support this proposal prior to the September 17 GMPC meeting.

**FINAL STAFF RECOMMENDATION: Approve Motion 08-6 as amended.**